



SUB-AREA PROFILES, 1990

**QUEEN ANNE/
MAGNOLIA**

February 1993



QUEEN ANNE/ MAGNOLIA AREA PROFILE

The Queen Anne/ Magnolia Area is a peninsula bordered by Elliot Bay, the Ship Canal, and Lake Union. Its southern border is generally Denny, Fifth Avenue, and Mercer. It consists of 5,141 gross acres and is home to approximately 50,000 people. It is primarily a residential area but has a large swath of industrial land stretching from Salmon Bay to Elliot Bay. It also has some commercial and multi-family areas around Seattle Center. The following highlights present a summary of the Queen Anne/ Magnolia area. The subsequent tables and maps provide a much more detailed picture of the area.

Demographics

- A relatively low share of the population in the Queen Anne/ Magnolia Area are kids 15 years and under -- 10.9 percent of the population is 15 and under compared to 15 percent citywide.
- The area has a low share of population that are people of color -- 8.4 percent of the Queen Anne/ Magnolia population are people of color compared to 25 percent citywide.
- Residents of the area tend to have higher levels of formal education:
 - 7.1 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
 - 46.6 percent of the population age 25 and over have a bachelor or graduate degree compared to 37 percent citywide.
- Queen Anne/ Magnolia households tend to be smaller than others in the city -- on average 1.84 people live in each household compared to 2.09 citywide.
- In addition:
 - 46.1 percent of the households are single person households compared to 39.8 citywide.
 - 33.8 percent of the households are married couple households compared to 35.9 percent citywide.
 - 3.6 percent are single parent households compared to 6.6 percent citywide.

Housing

- This area has a slightly higher proportion of its housing units as renter occupied -- 52.2 percent of the housing units in the Queen Anne/ Magnolia area are renter occupied compared to 48.6 percent citywide.
- The median value of owner occupied housing units is \$207,984 compared to \$137,884 citywide.
- The median rent is \$461 compared \$425 citywide.
- The area has a slightly lower percentage of single family units than is found citywide -- 42.2 percent of the housing units are in single family structures compared to 53.1 percent citywide.
- The age of the housing units is similar to that found citywide -- 37.3 percent of the units were built prior to 1940 as compared to 36.2 percent citywide.

Employment

- The Queen Anne/ Magnolia area had a slightly lower rate of unemployment than the city as a whole -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.

Income

- The Queen Anne/ Magnolia area households and families had incomes higher than those found in the city generally:
 - Median household income was \$33,235 compared to \$29,353 citywide.
 - Median family income was \$48,784 compared to \$39,860 citywide.
 - Per Capita income was \$23,973 compared to \$18,308 citywide.
- People in the area were much less likely to live in poverty than people in the city as a whole -- 6.3 percent of population in the Queen Anne/ Magnolia area live in poverty compared to 12.4 percent citywide.
- Children in this area are much less likely to live in poverty -- just 5.3 percent of the people 18 years and less lived in poverty compared to 15.7 percent citywide.

Jobs

- Given the location of the Interbay Industrial area this area has a higher proportion of jobs in the manufacturing sector -- 30 percent of the jobs are in the manufacturing, wholesale trade, transportation and communications sectors compared to 24.5 percent citywide.

Land Use

- This area has a higher proportion of land zoned for industrial uses and less land for residential uses than the city as a whole:
 - 73.6 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
 - 16.7 percent of the land is zoned industrial compared to 12.4 percent citywide.

Density

- The densities of this area are reflective of density levels for the city as a whole:
 - There are 10 Persons per gross acre which is identical to the average for the city as a whole.
 - The average households per gross acre is 5 compared to 4 citywide.
 - The average jobs per gross acre is seven compared to 9 citywide.

CHANGE 1980 - 1990

This is the only area in the city lose population between 1980 and 1990. At the same time it had an growth rate of households and housing units similar to the city as a whole. It had a gain in the youngest age groups but a loss in the eldest age groups and a loss in the White population and a gain on the number of people of color.

Population

- Population decreased by 1.5 percent compared to a 4.5 percent increase citywide.
 - The population aged 5 and under increased by 24 percent between 1980 and 1990.
 - The population aged 65 and over decreased by almost ten percent during the decade.
 - There was a 3 percent decrease in the White population between 1980 and 1990.
 - There was a 22 percent increase in the number of people of color during the decade.

Households

- The number of households increased by 7 percent compared to 7.9 percent citywide.
 - The average number of persons per households declined slightly from 1.91 in 1980 to 1.84 in 1990 while the average decrease citywide was from 2.15 to 2.09.
 - There was a 4 percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - There was a 12.7 percent increase in the number of people living alone during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 7.8 percent compared to 8.3 percent citywide.
 - There was a 7.6 percent increase in renter occupied housing units and a 6.4 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 21 percent increase in units in multi-family structures and an 8.6 percent decline in the number of single family structures during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population and household growth in the Queen Anne/ Magnolia area indicate a slight increase in population and households over the next two decade.

- Population is expected to increase by 3.3 percent compared to a 5 percent increase citywide.
- The number of households is expected to increase by 12.7 percent over the next two decades compared to 15 percent increase for the city as a whole.

SELECTED CHARACTERISTICS OF HOUSING UNITS
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

District = QUEEN ANNE

H4. HOUSING UNITS		27,295		CHANGE 1980 - 1990	
TOTAL		POPULATION IN HOUSING UNITS		(UNIVERSE: HOUSING UNITS)	
Share of Total City		Persons per Unit		Units	
11.0%		47,607		1980	
		1.84		27,295	
				1,969	
				7.8%	
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)					
TOTAL	UNITS	PCT			
	27,295	100.0%			
OCCUPIED	25,907	94.9			
OWNER OCCUPIED	11,646	42.7			
RENTER OCCUPIED	14,261	52.2			
VACANT	1,388	5.1			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS					
		Persons	Per Unit	PCT	
OCCUPIED	47,607	1.8	100.0%		
OWNER OCCUPIED	24,912	2.1	52.3		
RENTER OCCUPIED	22,695	1.6	47.7		
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)					
		MEDIAN VALUE	\$207,984		
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)					
		MEDIAN VALUE	\$461		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
		TOTAL UNITS	PCT	VACANT UNITS	
SINGLE FAMILY		11,510	42.2%	371	
1, DETACHED		11,158	40.9	340	
1, ATTACHED		352	1.3	31	
MULTI FAMILY		15,438	56.6	993	
2		1,235	4.5	90	
3 OR 4		1,614	5.9	114	
5 TO 9		2,405	8.8	127	
10 TO 19		3,525	12.9	188	
20 TO 49		5,391	19.8	373	
50 OR MORE		1,268	4.6	101	
MOBILE HOME OR TRAILER		13	0.0	0	
OTHER		334	1.2	24	
TOTAL		27,295	100.0%	1,388	
AVERAGE PERSONS PER OCCUPIED HOUSING UNIT					
		POPULATION IN HOUSING UNITS	47,607		
		Persons per Unit	1.84		
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)					
		Year Built	Total Units	%	
1989 to March 1990		332	1.2		
1985 to 1988		1,412	5.2		
1980 to 1984		970	3.6		
1970 to 1979		2,841	10.4		
1960 to 1969		4,200	15.4		
1950 to 1959		3,766	13.8		
1940 to 1949		3,595	13.2		
Before 1940		10,191	37.3		
H31/32/33. Bedrooms (Universe: Housing units)					
		Total Units	%		
No bedroom		1,756	6.4		
1 bedroom		8,349	30.6		
2 bedrooms		8,416	30.8		
3 bedrooms		5,749	21.1		
4 bedrooms		2,393	8.8		
5+ bedrooms		644	2.4		
Total housing units		27,307	100.0%		
H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)					
		Aggregate Persons	Average Persons		
SINGLE FAMILY		26,093	2.34		
1, DETACHED		25,289	2.34		
1, ATTACHED		804	2.50		
MULTI FAMILY		20,965	1.45		
2		2,119	1.85		
3 OR 4		2,426	1.62		
5 TO 9		3,410	1.50		
10 TO 19		4,750	1.42		
20 TO 49		6,784	1.35		
50 OR MORE		1,476	1.26		
MOBILE HOME OR OTHER		23	1.77		
TOTAL		47,607	1.84		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)					
		RENTER	OWNER		
SINGLE FAMILY		UNITS	UNITS	PCT	
1, DETACHED		1,881	9,258	79.5%	
1, ATTACHED		1,708	9,110	78.2	
		173	148	1.3	
MULTI FAMILY		12,278	2,167	18.6	
2		919	226	1.9	
3 OR 4		1,322	178	1.5	
5 TO 9		2,024	254	2.2	
10 TO 19		2,660	677	5.8	
20 TO 49		4,224	794	6.8	
50 OR MORE		1,129	38	0.3	
MOBILE HOME OR TRAILER		3	10	0.1	
OTHER		99	211	1.8	
TOTAL		14,261	11,646	100.0%	

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department

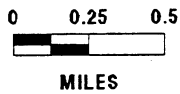
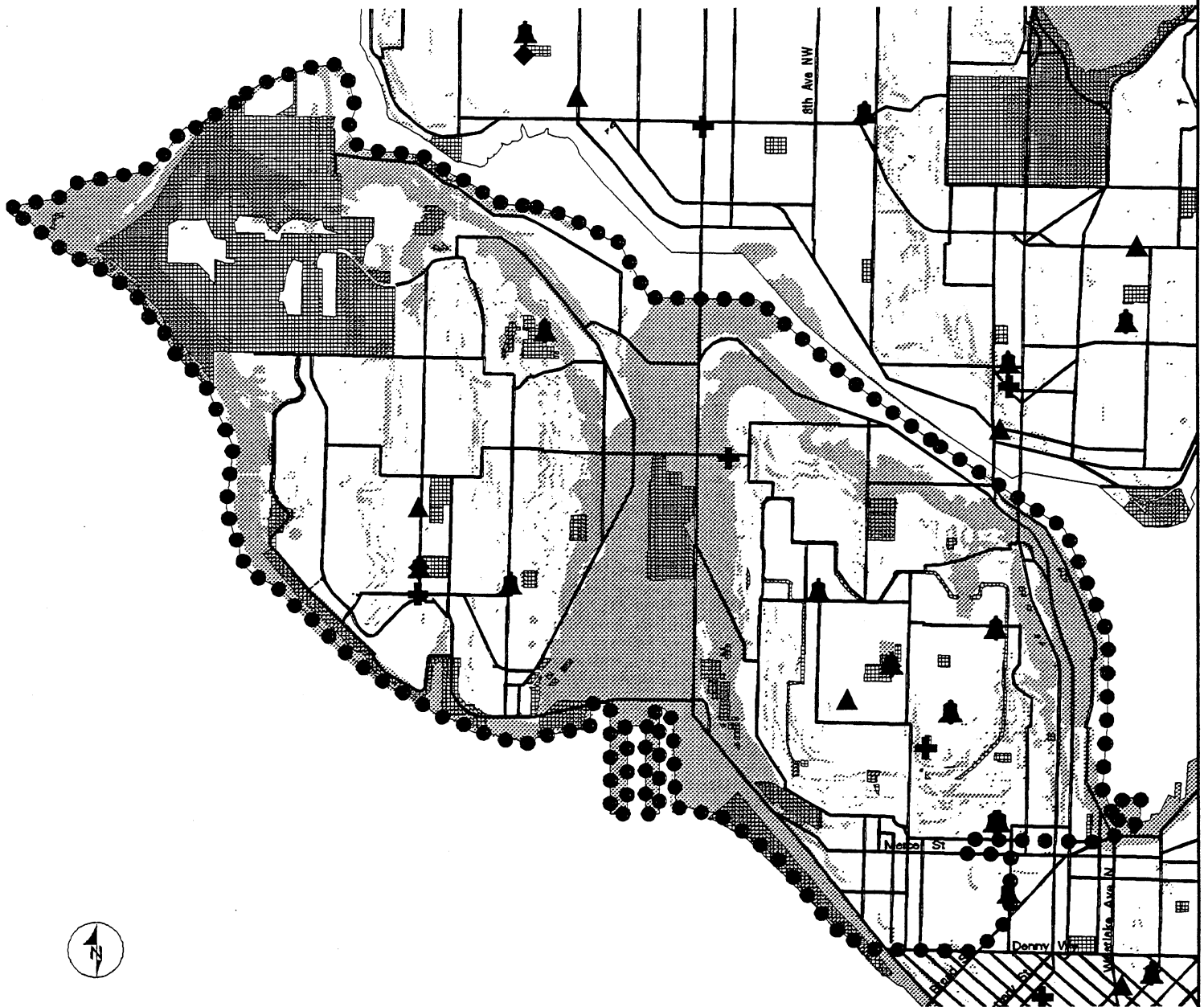
District = QUEEN ANNE

P70/71/72. Employment Status (Universe: Persons 16 years and over)				MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Not In Labor Force		Median Household Income		All persons for whom poverty status is determined*	
Employed	Unempl.	Rate				Below poverty level	
Total	467	30,374	1,141	\$33,235		47,607	
Male	430	15,487	671	\$48,784		3,000	
Female	37	14,887	470	\$24,728		42,037	
Share of Employed City Residents				Mean			
Share of Unemployed City Residents				Income			
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)							
Worked in Washington State:							
Worked in King County				1,459	\$42,045		5,547
Worked outside of Seattle				2,806	\$56,099		2,295
Out of Seattle - In County				5,796	\$67,091		2,095
Worked outside of King				725	\$92,277		3,452
Worked outside of WA.							185
P49. Means of Transportation to Work (Universe: Workers 16 years and over)							19,675
Car, truck, or van:							2,191
Drove alone							10,786
Carpooled							305
Public transportation:							3,702
Bus or trolley bus							192
Subway or elevated							2,026
Railroad							115
Ferryboat							1,346
Taxicab							140
Motorcycle							631
Bicycle							114
Walked							266
Other means							75
Worked at home							
Total workers							
P50/51. Travel Time to Work (Universe: Workers 16 years and over)							
Did not work at home:							
0 - 19 minutes							
20 - 39 minutes							
40 - 59 minutes							
60 - 89 minutes							
90 or more minutes							
Worked at home							
Mean travel time to work							
P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)							
Married-couple family:							
With own children							
No own children							
Other family:							
Male householder, no spouse:							
With own children							
No own children							
Female householder, no spouse:							
With own children							
No own children							
All persons							
White							
Black							
Amer Ind							
Asian							
Other Race							
Hispanic							
P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)							
Workers							
Families							
Mean Income							
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)							
Per Capita Income							
All persons							
White							
Black							
Amer Ind							
Asian							
Other Race							
Hispanic							
PERCENT BELOW POVERTY LEVEL							
All persons							
Persons 18 years and over							
Persons 65 years and over							
Related children under 18 years							
Related children under 5 years							
Related children 5 to 17 years							
Unrelated individuals							
All families							
With related children under 18 years							
With related children under 5 years							
Female householder families							
With related children under 18 years							
With related children under 5 years							
* Poverty status is only determined for noninstitutionalized persons, etc.							

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
Puget Sound Regional Council and King County Assessor Data
Compiled by City of Seattle Planning Department

District = QUEEN ANNE

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	38,371	Share of Total City	\$4,300	Average Persons per gross acre	10
Share of Total City	7.9%	Share of Total City	10.8%	Average Persons per net acre	13
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	38,371	Share of City Total	\$2,232	Average Households per gross acre	5
		City Total	12.3%	Average Households per net acre	7
Retail	4,651	12.1	Improvements Assessed Valuation	Average Housing Units per gross acre	5
Education	438	0.0	Share of Total City	Average Housing Units per net acre	7
Government, Finance,	21,782	56.8		Average Number of Jobs per gross acre	7
Ins., Real Estate	11,500	30.0	Average Land Assessed Valuation	Average Number of Jobs per net acre	10
Manufacturing,			per Parcel Square Foot		
Wholesale			\$13.24		
Trade, Commun, Tr					
University					
Enrollment	2,418	6.3			
		4.4			
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES					
NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)					
TOTAL	5,141	Share of Total City	3,815		
Share of Total City	9.5%	Share of Total City	10.0%		
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	5,141	Share of City Total	3,815	Share of City Total	
		City Total	100.0%	City Total	10.0%
Commercial	451	8.8	Commercial	233	6.1
Downtown		0.0	Community Fac.	102	2.7
Industrial	859	16.7	Industrial	191	5.0
Multi Family	697	13.6	Residential	1,805	47.3
Single Family	3,082	60.0	Single Family	1,415	37.1
			Trans/Comm/Ut	752	19.7
Major Institution	52	1.0	Vacant	147	3.9
			Open Space	615	16.1
			Other	23	0.6
Source: King County Assessor Extract, 1991					



Queen Anne/Magnolia District



Environmentally Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

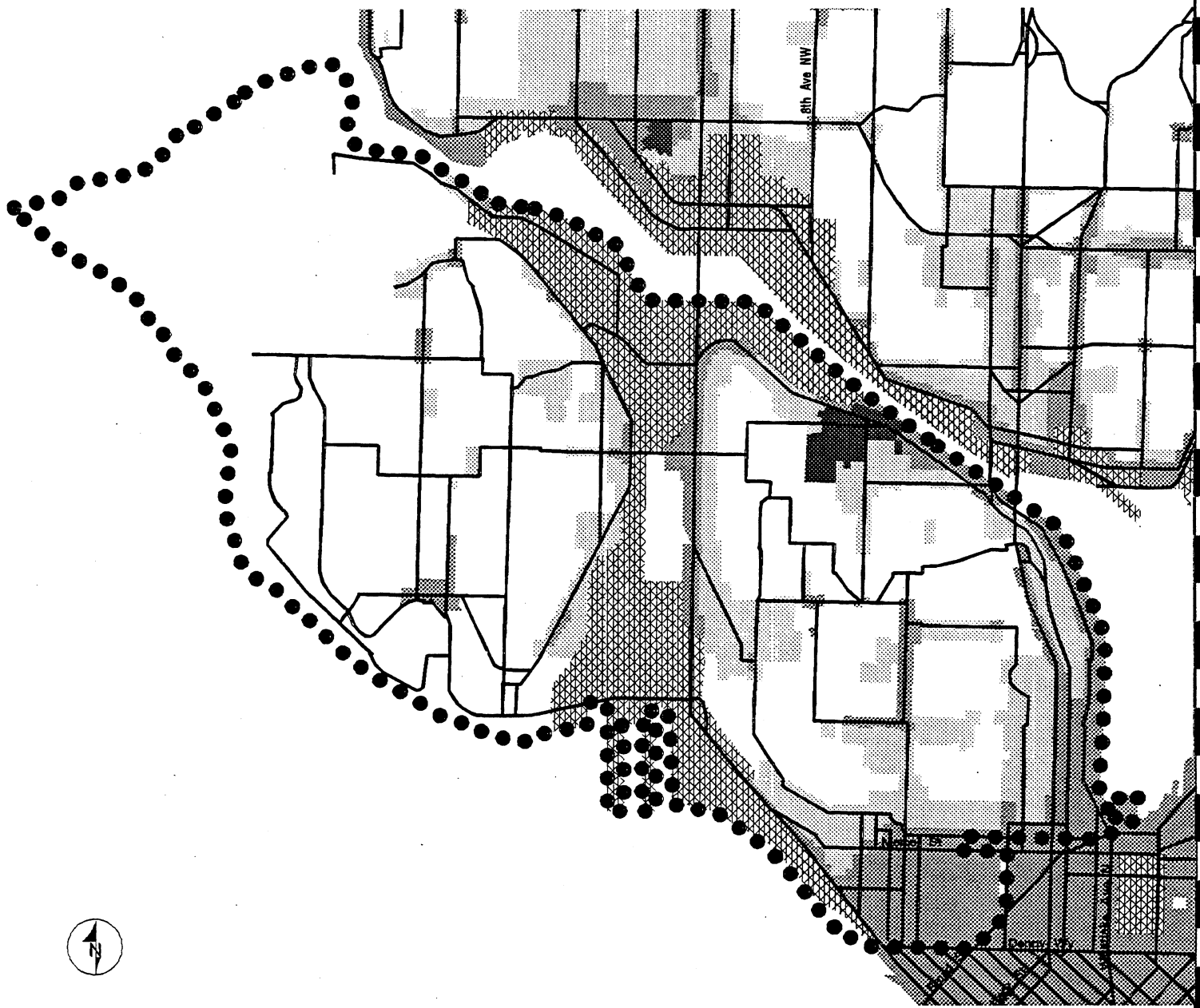


Arterials










District Statistical Area





Queen Anne/Magnolia District -- Zoning

- | | | |
|---|---|--|
|  Single-Family |  Major Institution |  Arterials |
|  Multi-Family |  Industrial |  District Statistical Area |
|  Commercial and Downtown | | |

